

1473

SEND TAX NOTICE TO:

(Name) Tony E. Breeding & Shirley A. Breeding
 927-44th Place North
 (Address) Birmingham, Ala. 35212

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE THOUSAND, SIX HUNDRED & NO/100 (\$3,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlie Parker, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tony E. Breeding and wife, Shirley A. Breeding

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

One lot situated in the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 22, Range 1 West, commencing at the SW corner of said forty acres; thence running East 210 feet; thence North 315 feet; thence West 210 feet; thence South 315 feet to the point of beginning, and containing 2 $\frac{3}{4}$ acres, more or less.

Subject to easements and rights of way of record.

Being the same property heretofore conveyed to Lessie Goodwin as shown by deed recorded in Deed Book 115 at page 599, Office of Judge of Probate of Shelby County, Alabama, and being the same property subsequently conveyed by Minnie Jewel Underwood and husband, Edward Underwood, to Charlie Parker, by deed dated October 28, 1975, and recorded in Deed Book 295, page 348 in said Probate Office.

The grantees, Tony E. Breeding and wife, Shirley A. Breeding, agree to pay 1986 ad valorem taxes on said property which will become due and payable on October 1, 1986.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this

day of April, 19 85

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 APR 23 PM 3:34

deed tax 4.00

Rec 250

Ind 1.00

7.50

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Parker whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this

23rd

day of

April

A.D., 19 86.

Notary Public.